



# **ACTION AGENDA**

## **HUNTINGTON BEACH PLANNING COMMISSION**

**TUESDAY, NOVEMBER 10, 2009**  
**HUNTINGTON BEACH CIVIC CENTER**  
**2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648**

**5:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)**

### **CALL PLANNING COMMISSION MEETING TO ORDER**

**ROLL CALL:**      *P*      *P*      *P*      *P*      *P*      *P*      *P*  
*Speaker, Mantini, Farley, Shier Burnett, Scandura, Livengood, Delgleize*

### **AGENDA APPROVAL – APPROVED 7-0**

#### **A.    PROJECT REVIEW (FUTURE AGENDA ITEMS)**

- A-1.    ENVIRONMENTAL IMPACT REPORT NO. 08-008/GENERAL PLAN AMENDMENT NO. 08-002/ZONING MAP AMENDMENT NO. 08-002/ZONING TEXT AMENDMENT NO. 08-002 (BEACH AND EDINGER CORRIDORS SPECIFIC PLAN – REVIEW OF ENVIRONMENTAL IMPACT REPORT) – Rosemary Medel, Associate Planner**

*Staff Presentation – NO ACTION TAKEN*

- A-2.    GENERAL PLAN CONFORMANCE NO. 09-005 (DAVENPORT ISLAND STREET VACATION) – Hayden Beckman, Planning Aide**

*Staff Presentation – NO ACTION TAKEN*

- A-3.    ZONING TEXT AMENDMENT NO. 09-009 (HOMELESS SHELTERS/TRANSITIONAL HOUSING) – Hayden Beckman, Planning Aide**

*Staff Presentation – NO ACTION TAKEN*

#### **B.    STUDY SESSION ITEMS - NONE**

#### **C.    PUBLIC COMMENTS - NONE**

Ed Zschoche, Huntington Beach Tomorrow, spoke in opposition to Item No. A-1 (Beach and Edinger Corridors), citing concerns with the significant and unavoidable impacts, listed in the Environment Impact Report.

#### **D.    AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)**

Scott Hess, Director of Planning, reviewed the items for tonight's meeting. He advised that there are two Late Communications for Item No. B-1.

#### **E.    PLANNING COMMISSION COMMITTEE REPORTS - NONE**

**F. PLANNING COMMISSION COMMENTS**

Commissioner Scandura asked staff to explain the cause for the possible upcoming revocation hearing for Conditional Use Permit No. 08-052/Negative Declaration No. 08-018. Mr. Hess stated that the neighboring residents had filed complaints regarding light spillage and that the project was using more lights than it had been approved for. He stated that Code Enforcement staff has been monitoring the situation and that the applicant, Brethren Christian, had been given notice to reduce the number of lights and to eliminate the glare and spillage onto adjacent homes. Mr. Hess stated that the applicant had violated the conditions of approval and was issued a citation. Commissioner Scandura asked if the revocation hearing would apply to the entire project and Mr. Hess confirmed this. Mr. Hess stated that this would be a non-public hearing item on the December 8, 2009, meeting. Commissioner Scandura asked when the possible revocation hearing would be held and Mr. Hess stated that it would likely be held at the January 26, 2010, meeting.

Vice-Chair Farley asked why the Environmental Impact Report (EIR) for the Beach and Edinger Corridors Specific Plan is scheduled for public hearing separate from the rest of the project. Mary Beth Broeren, Planning Manager, stated that the EIR is complete and ready for Commission action and that action on the EIR can take place independent of any action on the rest of the project. Vice-Chair Farley stated that he would prefer that the EIR be acted on at a date that is nearer to the rest of the project being acted on. Mr. Hess noted that one of the alternative motions for the EIR is to continue the item to the first meeting in January.

Mr. Hess announced that Leonie Mulvihill, Senior Deputy City Attorney, had accepted a position with the City of Newport Beach.

**6:45 PM – RECESS FOR DINNER**

**7:15 P.M. – COUNCIL CHAMBERS**

**CALL PLANNING COMMISSION MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE – Led by Vice-Chair Farley**

**ROLL CALL:**        *P        P        P        P        P        P        P*  
*Speaker, Mantini, Farley, Shier Burnett, Scandura, Livengood, Delgleize*

**AGENDA APPROVAL – APPROVED 7-0**

**A. ORAL COMMUNICATIONS - NONE**

**B. PUBLIC HEARING ITEMS**

- B-1. APPEAL OF ENVIRONMENTAL ASSESSMENT COMMITTEE DECISION TO PROCESS DRAFT MITIGATED NEGATIVE DECLARATION NO. 08-016 (“THE RIDGE” – 22-UNIT PLANNED UNIT DEVELOPMENT – CONTINUED FROM THE OCTOBER 27, 2009 MEETING WITH THE PUBLIC HEARING OPEN)** **Applicant:** Hearthside Homes **Appellant:** Planning Commissioner Blair Farley **Request:** Draft Mitigated Negative Declaration No. 08-016 analyzes the potential environmental impacts associated with a request to amend the land use and zoning designations on an existing approximately 5-acre parcel for the subdivision and development of a 22-unit single-family planned unit development (PUD) with a 5,776 square foot common open space area. The project includes the following entitlement requests: General Plan Amendment No. 08-011; Zoning Map Amendment No. 08-007; Local Coastal Program Amendment No. 09-002; Zoning Text Amendment No. 09-008; Tentative Tract Map No. 17294; Coastal Development Permit No.

08-022; and Conditional Use Permit No. 08-046. The Planning Commission will consider the Environmental Assessment Committee's decision to process a Draft Mitigated Negative Declaration (MND) for the proposed project and make a determination as to whether the MND is the appropriate level of environmental review for the project. **Location:** 5-acre site southeast of the intersection of Bolsa Chica Street and Los Patos Avenue (APN: 110-016-35). **Project Planner:** Jennifer Villaseñor

**STAFF RECOMMENDATION:** Motion to: "Continue processing Draft Mitigated Negative Declaration No. 08-016."

***APPROVED TO CONTINUE PROCESSING DRAFT MITIGATED NEGATIVE DECLARATION NO. 08-016, 5-0-2 (Farley, Shier Burnett – No)***

C. **CONSENT CALENDAR - NONE**

D. **NON-PUBLIC HEARING ITEMS - NONE**

E. **PLANNING ITEMS**

E-1. **CITY COUNCIL ACTIONS FROM PREVIOUS MEETING**

Scott Hess, Director of Planning - reported on the items from the previous City Council Meeting.

E-2. **CITY COUNCIL ITEMS FOR NEXT MEETING**

Scott Hess, Director of Planning – reported on the items for the next City Council Meeting.

E-3. **PLANNING COMMISSION ITEMS FOR NEXT MEETING - NONE**

F. **PLANNING COMMISSION ITEMS**

F-1. **PLANNING COMMISSION REQUEST ITEMS - NONE**

F-2. **PLANNING COMMISSION COMMENTS - NONE**

**ADJOURNMENT:** Adjourned at 9:45 PM to the next regularly scheduled meeting of Tuesday, November 24, 2009.